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Meeting Minutes 12/20/2005

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, DECEMBER 20, 2005**

PRESENT: John Cole, Chair Mark Miano
 William Shea, Vice Chair Brian Sullivan
 Robert Addelson Martin Thrope
 Robert Juusola

ABSENT: Thomas Caccavaro Charles Stretton

PARTICIPANTS: Greg Carrell, The Carrell Group
 John Chicarello, Dallin School
 Carl Franceschi, DRA
 Chief McEwen, Arlington Fire Department
 Kevin Nigro, PMA
 Steve Rusteika, PMA
 Wallis Raemer, Dallin School

CALL TO ORDER: 7:30 p.m.

DALLIN SCHOOL UPDATE

- Mr. Franceschi reported that Dallin School is close to receiving an occupancy permit. Building Inspector Michael Byrne did a walk through on Wednesday and there are just a few items remaining that need to be addressed (i.e. water temperature in classroom sinks, ceiling tiles, regulatory valve being too close to burner, etc.). All items will be followed through by the contractor. Roofers have been on site and will be ready for re-inspection on Thursday. The inspector is waiting for a response from the Massachusetts Office on Disability to the letter sent by DRA.
- Mr. Franceschi's report on the MOD's issues follows:
- The small rooms in the Dallin School do not require visual alarms.
- Accessibility of the park does not fall under the jurisdiction of the School Department, but falls under the Park and Recreation Commission. Mr. Sullivan will ensure that the letter from the MOD is forwarded to the right person at the Parks and Recreation Commission.
- The issue regarding the access drive slope needs to be discussed as it is meant to be a driveway, not a walkway.
- The built in benches issue was incorrectly included in the MOD's letter as not being consistent with the spirit of the law.
- The signage and restroom issues are being addressed by the contractor.
- The issue regarding cafetorium chairs has been forwarded to the proper agencies so that the cafetorium will comply with the law when the new chairs are installed. Mr. Addelson confirmed this.
- Mr. Franceschi stated that he is unsure if the MOD will agree with the DRA letter, but if not, DRA will respond at that time. The fact that the MOD letter only contained seven items is positive for a building of this size.
- The building inspector requested that occupancy loads be posted in the larger rooms.
- A reinspection is scheduled for next week.
- Mr. Nigro's report included: the plumbing contractor is on site, occupancy signs are being posted today, roof construction will finish tomorrow, and the smell of gas in the back end of the corridor near the boiler room still exists. He will follow up with this tomorrow.

- Mr. Shea asked Mr. Nigro to consider an outside source of the smell because a vent is near there and the doors have been propped open.
- Mr. Nigro reported that the temperature in the administrative area and the library needs adjusting. The set points are not quite right. He documented Mike Byrne's inspection and will send a hard copy to Castagna.
- Mr. Franceschi reported that the contractor cleaned up over the weekend. A \$600,000 retainage still exists. Ms. Raemer stated that the counter surfaces were still not clean and Mr. Addelson reiterated that the music room floor still needs to be buffed out.
- **Mr. Franceschi submitted Change Order #10 (dated 11/28) for the exterior brick wall sign, sprinkler and the new master box for \$19,911.00. Mr. Shea motioned to approve Change Order #10; Mr. Sullivan seconded the motion, which was passed unanimously.**
- **Mr. Franceschi submitted Pay Application #17, which was reviewed by PMA for \$306,387.35. Mr. Sullivan motioned to approve Pay Application #17, which Mr. Shea seconded, and was passed unanimously.**
- Mr. Miano reported the following items which need to be addressed: fire alarm panel, control on the boiler, and cages for emergency lights.
- Mr. Nigro reminded the committee that the insurance carrier needs to be notified once the building is turned over to the town.
- Ms. Raemer requested a fire evacuation plan, which Mr. Franceschi will get to her.

PMA CONTRACT

- Mr. Rusteika re-introduced the letter discussed at the last meeting (12/6) regarding an additional \$35,000 to compensate PMA for the extended length of their contract. PMA has been billing the town in equal monthly installments, but because substantial completion was delayed from September 2005 to January 2006, they are requesting additional compensation.
- Mr. Sullivan will review the contract before committing to additional payments, but does feel that PMA is owed some compensation. He will review the contract and make a recommendation at the next meeting.
- Mr. Rusteika added that he wanted to publicly acknowledge Mr. Nigro and Ms. Somers' performance on this project.
- Mr. Juusola added that Mr. Nigro and Mr. Chaires worked great together as a team as well.

PARK AVENUE FIRE STATION

- Mr. Cole, Mr. Sullivan and Mr. Shea met with Mr. Carrell to discuss the contract and came to an agreement as to a reasonable fee adjustment.
- Mr. Carrell reported that project revisions i.e. estimates and hourly rates, were discussed. He presented **PSS#2 for \$13,800** for additional services for temporary relocation services of shed, mechanical and electrical design, design and bidding of modular building.
- **Mr. Carrell presented PSS#3** for the re-design of the building under the direction of the town, i.e. eliminating an apparatus bay and meeting room and re-configuring the building. This will change the figure of \$150,000.
- Mr. Addelson asked for confirmation that \$146,000 + \$96,000 is the total of PSS#1 and PSS#2, and that additional services are not part of the original figure. **Mr. Shea motioned to approve PSS1, 2 and 3** with no further billing for the design of this project. Mr. Sullivan seconded the motion, which was passed unanimously.
- Mr. Thrope asked if we are reasonably sure that there is nothing ahead to change that figure. Mr. Carrell is reasonably certain that the building is well within budget.
- Mr. Carrell brought design plans that were discussed by the committee.
- Mr. Shea suggested that Mr. Carrell bring the designer of the heating system to the next meeting or to send plans for the heating and ventilation system.
- Chief McEwen stated that he feels this design is good for its size and will serve the community for years to come.
- Mr. Cole asked what sits between the street and the building. If any landscaping plans exist?
- Chief McEwen would like a mosaic welcome sign in the floor of the entrance.
- Mr. Cole asked about natural light in the fitness room. He also asked what can be done for energy conservation.
- Mr. Shea discussed thermal window and the energy saver rebates at Dallin School and asked if these could be applied to the fire station.
- Mr. Carrell will discuss this with the mechanical and electrical engineers, as well as exploring rebates.
- Discussion ensued regarding lead certification and grading out at different levels.
- Mr. Juusola reported that Town Meeting supported lead certification, but did not mandate a level.
- Mr. Cole mentioned the roof ceiling insulation
- Mr. Juusola stated that you should be able to set lead certification between 26-30 points, but that the regulations are changing as of January and the deadline to register the program is December 31.
- Mr. Shea asked what temperature the bays are set at. Mr. Carrell reported 55 degrees.
- Mr. Thrope inquired as to attic space. Chief McEwen reported that the attic space may be used for radio storage, or may be leased to the ambulance company.

- Mr. Carrell reported that he is about 8-12 weeks away from biddable position. On January 17, 2006 he will report on the design progress and bring in the mechanical engineer.

OTHER BUSINESS

- **Invoice #42 from DRA for November Services for \$8,098.75** at 82.5% completion. Mr. Shea motioned to approve payment of Invoice #42, with Mr. Juusola seconding the motion, which was passed unanimously.
- **Invoice #2474-15 from PMA for \$11,751.33 was submitted.** Mr. Shea motioned to approve. Mr. Juusola seconded the motion, which was passed unanimously.
- **Cone Kavanaugh Rosenthal Peisch & Ford Invoice #28689 for \$47.00** was submitted. Mr. Shea motioned to approve payment. Mr. Thrope seconded. Motion passed unanimously.
- Mr. Shea wanted to make two points before adjournment: He reminded that committee that PMA was earning extra money by running two jobs at the same time and he is not inclined to give them additional payment. Secondly, Castagna owes between \$8,000 - \$10,000 for the Peirce ramp and we are unlikely to receive that money. He also mentioned that Castagna took over a year to complete the Peirce School punch list and wants to ensure that that doesn't happen at the Dallin.

NEXT MEETING

The next meeting is scheduled for January 3, 2006 at 7:30 p.m. in the Superintendent's Office.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Vicki Good